

RCD Jun 05 2002 11:32AM  
DANNY L KOLHAGE, CLERK

**RESTRICTIVE COVENANT**

Whereas, ARTHUR L. VALLADARES - MARIA GARCIA, VALLADARES FAMILY LTD PARTNERSHIP  
NAME(S) (ENTITY)  
hereinafter "OWNER" is (are) the owner(s) of real property situated at  
1200 DUVAL ST, KEY WEST, FL legally described as follows:  
ADDRESS

SEE ATTACHED  
LEGAL DESCRIPTION

RE# 0002-9110-000000 and

Whereas, the City of Key West, hereinafter "CITY" distributes building permits for housing units which are allocated to it by the State of Florida; and

WHEREAS, the OWNER desires to build 2 housing unit(s) on the above described property; and

WHEREAS, the building permits available from CITY are for housing units designated as "affordable" and "affordable, low income" by the CITY under its Affordable Housing Regulations;

NOW, THEREFORE, the OWNER agrees to the following:

1. The permits for the units will be awarded from the CITY'S  
☒ AFFORDABLE  
☐ AFFORDABLE, LOW INCOME  
permit allocation.
2. The housing built as a result of this award shall be restricted in its rental and sale prices, as well as by the income limitations on tenants and ownership, by the restrictions in the CITY'S Affordable Housing Regulations as defined in the Land Development Regulations of the City of Key West, including but not limited to Section 2-7.4 as it is currently written or as it is amended or codified.
3. The execution and filing of this document in the public records of Monroe County creates no rights in the OWNER to the permits and units herein described. All other codes, ordinances, and regulations of the CITY must be adhered to within the required time frames to obtain a Certificate of Occupancy for the above units(s).

The above restrictions shall be a restrictive covenant which shall run with the land and remain in full force and effect for a period of 50 years from the date of this deed of restrictions unless renewed or rescinded by the CITY. In the event of a violation or breach of these restrictions, CITY and any person aggrieved by a violation or breach shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach.

Made and executed on the 4 day of June, 2002.

[Signature]  
Witness

[Signature]  
Owner

[Signature]  
Witness Kerry S Hadas

[Signature]  
Witness Leigh Carman

[Signature]  
Owner

[Signature]  
Witness Bonnie Cater

Subscribed and sworn to (or affirmed) before me on June 4<sup>th</sup> 02 (date) by  
\_\_\_\_\_  
(name). He/She is personally known to me or has  
presented \_\_\_\_\_ as  
identification.

[Signature]  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Title or Rank

#00 029936  
Commission Number, if any

FILE #1304553  
BK#1789 PG#2224

**LEGAL DESCRIPTION:**

ALL THAT TRACT OR PARCEL OF LAND SITUATE; LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE, STATE OF FLORIDA, BEING PART OF LOT 2, IN SQUARE 9, OF TRACT 11, ACCORDING TO A MAP OR PLAN OF THE CITY OF KEY WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF CATHERINE AND DUVAL STREET AND RUNNING THENCE ALONG THE SOUTHWESTERLY SIDE OF DUVAL STREET IN A SOUTHEASTERLY DIRECTION 60 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 125 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 60 FEET TO THE SOUTHEASTERLY SIDE OF CATHERINE STREET; THENCE RUNNING NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY SIDE OF CATHERINE STREET 125 FEET TO THE POINT OF BEGINNING.

LESS

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL AND RUNNING THENCE ALONG THE NORTHEASTERLY SIDE OF THOMPSON LANE IN A NORTHWESTERLY DIRECTION 2.5 FEET; THENCE AT A RIGHT ANGLE RUNNING NORTHEASTERLY 17.5 FEET; THENCE AT A RIGHT ANGLE RUNNING SOUTHEASTERLY 2.5 FEET; THENCE AT A RIGHT ANGLE RUNNING SOUTHWESTERLY 17.5 FEET TO THE POINT OF BEGINNING.

**MONROE COUNTY  
OFFICIAL RECORDS**